

City of Springfield
Work Session Meeting

MINUTES OF THE WORK SESSION MEETING OF
THE SPRINGFIELD CITY COUNCIL HELD
MONDAY, SEPTEMBER 13, 2004.

The City of Springfield council met in a work session in the Jesse Maine Meeting Room, 225 Fifth Street, Springfield, Oregon, on Monday, September 13, 2004 at 5:35 p.m., with Mayor Leiken presiding.

ATTENDANCE

Present were Mayor Leiken and Councilors Ballew, Woodrow, Lundberg, Ralston and Fitch. Also present were Assistant City Manager Cynthia Pappas, City Attorney Meg Kieran, City Recorder Amy Sowa and members of the staff.

1. Lane County Public Safety District Proposal

Mayor Leiken welcomed Lane County Commissioner Bobby Green and Lane County Sheriff Jan Clements.

Assistant City Manager Cynthia Pappas introduced this item. Lane County Administrator Bill VanVactor had talked with Springfield City Manager Mike Kelly and Assistant City Manager Cynthia Pappas about having Sheriff Clements and Commissioner Green speak before the Springfield City Council regarding the Lane County Public Safety District the county plans to place on the November 2006 General Election ballot. In addition, a letter to Mayor Sid Leiken and City Council Members from County Commissioner Bobby Green (Attachment I included in the agenda packet) was received in the City Manager's Office on September 3, 2004. In this letter was a request to speak before the Springfield City Council on the proposed district.

Ms. Pappas introduced Lane County Sheriff Jan Clements, Lane County Commissioner Bobby Green and Lane County Acting Administrator David Garnick.

Lane County Commissioner Green said they appreciated the time to make this presentation. He offered Bill VanVactor's apologies that he was not able to attend tonight's meeting as he was attending a conference. Commissioner Green said he would be discussing what the Board has done regarding direction to staff for this proposed safety district. He said Sheriff Clements would be discussing the public safety components. Commissioner Green reviewed the Lane County Board of Commissioners Meeting of August 25 in which this item was discussed.

Commissioner Green referred to a chart which showed the Lane County Five-Year General Fund Forecast. He explained the lines on the chart; one showing revenue and one showing expenses. Lane County's revenues have remained stable, but the expenses have continued to rise. Revenues are limited to rising three percent, but expenses are rising at six percent. Tonight's discussion is very preliminary and more of a courtesy call. He said they would be asking council at the end of the evening to allow the Springfield City Manager and Springfield Police Chief to assist the county in forming this district. Commissioner Green and Sheriff Clements will also be

meeting with Eugene and other cities throughout Lane County to discuss this proposal. Their proposal is to have this Public Safety District to the voters in November 2006.

Commissioner Green said the first step is to make a Metro Plan amendment. The amendment would be minor and would ask for services that are county services. Currently, the Metro Plan does not address the county's role in terms of public safety as it relates to planning and development. He explained the reason for looking into this district due to the deterioration of the county's General Fund. He discussed the tax rate the cities receive compared to the county. Lane County has not had a tax base increase in a number of years. The proposal would be to create a public safety district to provide county services. They recognize that cities are the basic providers for urban services. This proposal allows the county to get a handle on their financial situation. They do not yet know the tax rate, or the geographical boundaries. The Board of Commissioners has given staff direction to start the process to get the Metro Plan Amendment in place. To get the amendment passed, the county needs to have discussions with all jurisdictions and approval from the Lane County Boundary Commission. From that point on, in perhaps a year from now, they will work on educating and convincing the public that a district would be beneficial.

Mayor Leiken asked Commissioner Green about the Oregon and California (O and C) payments and current federal payments to the county.

Acting Lane County Administrator David Garnick said the county received about \$16.9M in their best year and for the upcoming year they will receive about \$15M in federal money. The federal act that provides that money has a sunset date.

Councilor Lundberg asked when the sunset date would occur and if there had been any thought given to renewing that funding.

Mr. Garnick said it was set to sunset in FY2006-07. There is a national delegation working on renewing the funding as well as the county's congressional delegation.

Sheriff Clements said any services provided within a district must be consistent with the Metro Plan. The issue is what type of services the Metro Plan envisioned dealing with. Lane County provides countywide public safety services such as correction, juvenile justice, prosecution, parole and probation, none of which are currently provided by municipalities. These are not growth oriented services. They also need to address the issue of the definition of police protection, which the Metro Plan does identify. They would seek to clarify those definitions. The amendments would be minor and would remain consistent with the plan. The emphasis of the Metro Plan is also to reduce a fragmented approach to service delivery, but in this case they are talking about countywide provided services. None of the public safety services currently or historically provided by Lane County outside the urban growth boundaries have discouraged compact growth or augmented or enhanced sprawl. He said several public safety services are statutory mandated for counties to provide, but the disparity between revenue growth and expense growth has created a situation where the county is cutting public safety and criminal justice infrastructure annually. He discussed the cuts they have made over the last several years, including closure of jail beds,

and the adverse affect these cuts have had on the ability for the county to provide adequate services.

Sheriff Clements discussed the timeline to get this to the voters by November 2006. The district would take the services formerly funded by the General Fund and put them in a county wide service district whose funds are dedicated and permanent. It would allow them to fund the services that all municipalities are dependent upon. He discussed the lack of incarceration space and lack of prosecution. All of these things render a law enforcement agency less affective than it otherwise would be if there was adequate capacity. This district must serve all the citizens in Lane County, including those within cities.

Commissioner Green said their efforts tonight are not to dissuade the city from the option the city has before the voters to build a municipal jail.

Commissioner Green acknowledged Jefferson County Commissioner Mary Zempke from Madras, Oregon. She is part of the Association of Oregon Commissioners, Commissioner Exchange Program, as is Commissioner Green.

Mayor Leiken welcomed Ms. Zempke.

Councilor Fitch said one of the concerns when Springfield brought forward the idea of a Fire District was compression. She asked what affect this public safety district would have on the compression issue.

Commissioner Green said that is an important issue and also concerns the County Commissioners. This district may lead into compression. If jurisdictions prohibit that, the county would have to accept that.

Councilor Fitch said the city could suffer by this compression. She noted the need for the county to provide jail space. The county does not have anything on the November ballot to address that need and beds have again been reduced. She discussed the cost to the cities to purchase jail beds through the county. She asked if the citizens of Springfield and Eugene were double paying for the jail expenses that the county is required to provide.

Sheriff Clements said they are not double paying because they are not paying much. Springfield and Eugene have purchased an insurance policy against the matrix system. It is not optimum and if the capacity problem is solved, it would negate the need for Springfield and Eugene to have any contracts for jail beds. There are several ways to mitigate compression. One way is that what is presently used in the General Fund for public safety, could be rebated to the taxpayers.

Councilor Fitch asked if the county would be rebating the entire amount that is currently in the General Fund for public safety if this district went into place.

Sheriff Clements said either all or part of that money rebated back could be an option, although it would be up to the County Commissioners. If the money was held onto, there would need to be justification. He noted the closure of countywide services the cities no longer has to provide such

as INET and other services. The district could pay for those services and staff which could free up that General Fund money in any of the jurisdictions. Contracts with other cities could be eliminated because they would have an enhanced level of patrol. Rural patrol should not be provided by this district unless there was a tiered rate; a higher rate for those areas unincorporated in Lane County, such that municipal citizens would not be taxed twice for their law enforcement services.

Commissioner Green clarified that the commissioners have not yet had the discussion nor made any decision regarding rebating money back to the citizens. They would have that discussion in future meetings.

Councilor Ballew noted that election results over time have gotten worse for the county. She recommended limiting what they would ask the citizens for, such as just the jail. She suggested proposing a less expensive way to operate the jail or juvenile facility with lower costs. Make it focused.

Councilor Woodrow said there is only one pot of money from the taxpayers. He doesn't understand how this would be better than it is now because all three entities are experiencing funding difficulties regarding public safety. He asked if the extra money would be coming from additional taxes.

Sheriff Clements said there would most likely be a raise in taxes. Attention would need to be focused on compression and how that would affect all jurisdictions. The county rate is not growing, but the demand is there.

Councilor Woodrow said the cities are in the same situation.

Sheriff Clements said the county has not raised their taxes in a very long time and that is the only thing they have left. The voters value public safety and part of the continuum of public safety is the urban municipal law agency, but the rest includes incarcerative capacity, prosecutorial capacity and supervisory capacity. They are all connected. In whatever form this takes, the citizens need to see value for their dollar and know that it is dedicated only for public safety.

Councilor Rakston said it is difficult to comment without knowing which services would be provided and the costs of those services. It will be substantial. The district does not solve the problem because it is all coming from the same pool of money. Something else will suffer or taxes will increase and this will cause compression. He noted that he and the Springfield council are very supportive of law enforcement, which is evident by the measure they are bringing to the voters this November. Springfield residents are part of Lane County and he does not see any way to get support for this district without the support of Springfield residents. He feels this is a game and has no better chance than the Fire District.

Commissioner Green said as the local governing body, they have the responsibility to put the option before the citizens. If there is a better idea, they would like to hear the answer. He appreciated Commissioner Ballew's suggestion regarding how they present this to the citizens.

Councilor Ralston discussed comments from citizens of Lane County regarding the lack of service. He suggested charging a fee for those who require a service. He said the county should look at other revenue sources that relate to the use of the services. As a citizen, he would be happy to pay for the service.

Sheriff Clements said the district would require a new tax. It would be different money, and not from the same pot of the General Fund. They do charge for certain services, but he feels public safety should be an equitable benefit for all citizens. He does not want to sell public safety to only those who could afford it.

Councilor Lundberg said it never hurts to ask the jurisdiction to at least take a look at this issue. She said the citizens do not understand the services the county actually provides. She discussed the lack of knowledge regarding public safety services in the general public. It is important to understand what services would be included and make that clear to the citizens. Let the citizens know what the parts are of the whole picture. She is not a big supporter of special districts; however, she would be willing to look at this and see a list of services.

Sheriff Clements discussed Councilor Ralston's comment regarding lack of clarification on services and costs. Tonight they are discussing cleaning up the metro plan to deal with something it was never intended to deal with so this could proceed if it is deemed viable. From there further discussions could be held regarding specifics.

Commissioner Green said the county also has a problem in the public safety system. Many of the problems can be traced back to treatment or lack of treatment. He understands they need to be clear to the public. If nothing else, this is a great opportunity to show the public the services the county does provide. He explained the decision to close one hundred and nineteen beds at the Lane County Jail and the lack of response from the public. The commissioners' job is to inform the public, put the options in front of them and allow them to vote.

Councilor Fitch commended Sheriff Clements and Commissioner Green for coming to the Springfield City Council and making Springfield their first stop. She discussed the measure the Springfield councilors have put to the ballot regarding a municipal jail and that operating costs must be identified before construction of the jail begins. She suggested the county look at the option of dedicating a percentage of their revenue from this district to assist in the operations of the municipal jail allowing some of the beds to be used by other cities. Once Springfield gets more control of our own problems, the municipal jail beds could be leased out to other cities. That could be a way to solve both problems with a newer system at a lower cost. Try to make this a win-win situation for everyone.

Councilor Ballew said the only way this will work is to charge people more money. The challenge is to create something the citizens will want to support. She discussed the interest in forming special districts around the county and in other municipalities. She asked if there was some way they could word the amendment to allow options for other jurisdictions. With more options, they could get more support from the jurisdictions.

Commissioner Green thanked council for their great suggestions. The more questions during these discussions, the better.

Councilor Ballew said this takes a lot of personnel time. The city doesn't have the resources at this time to provide too much staff time.

Sheriff Clements said they don't want to overuse the city's resources, but would like a listening ear to keep the city informed of the process. When opportunities arise, they could meet with elected officials or staff once a year to update and keep them as part of the process.

Councilor Woodrow said he appreciated Sheriff Clements looking outside the box for a solution. He asked if it would be easier to approach the metro plan change with a project in hand rather than trying to get the plan changed first and then finding something to fit into it.

Councilor Ralston asked what part of the metro plan they were looking at changing.

Commissioner Green said the changes in the metro plan relate to services the county already provides. The changes would be throughout the plan. The changes would not affect growth or the urban growth boundaries. He referred to Councilor Woodrow's comment about bringing the plan forward first. He said procedurally they would most likely need to change the metro plan before presenting a project.

Councilor Ralston said he is concerned the changes would affect the cities and their status as service providers.

Sheriff Clements said they would be very cautious about wording the change so it would have no ill affect on cities.

Jackie Mikalonis, from Lane County Administration, said the Metro Plan was created with great concern about those urban services that promote growth, such as water, sanitary sewer and roads. It did not address the things the county provided, such as corrections. It addressed interim special districts, but did not address the services the sheriff and commissioner are discussing. It would be a language searchable fix, not to take away those things, but to address the county provided services that aren't there.

Mayor Leiken said he would like City Manager Mike Kelly and Police Chief Smith to continue to work with the county on this, but he has a caveat. He wants Mr. VanVactor to explain why it was o.k. for the county to oppose a fire district within the city, but it is o.k. to present a district for public safety for the county. Mayor Leiken said that question needs to be answered before he can be on board to support this district. He thanked Sheriff Clements and Commissioner Green for their presentation. The Mayor said he appreciated the good working relationship he and Commissioner Green shared.

Councilor Fitch said they have a tough road ahead and will face many more questions from the other cities they visit.

2. Franklin Boulevard Transportation Planning and Sidewalk Project.

Transportation Manager Nick Arnis presented the staff report on this item. City staff proposes conducting a preliminary design study for Franklin Boulevard and the McVay intersection, and implement the Transportation Enhancement (TE) grant project in order to advance the economic redevelopment of Glenwood.

For over two years the City Council has supported staff efforts to plan and strategize for the redevelopment of Glenwood. The Glenwood Specific Area Plan and supporting studies have developed a range of ideas to assist the city in redeveloping Glenwood. An important strategy from a market analysis done for the city called for significant improvements to Franklin Boulevard. The Glenwood Specific Area Plan began the study of Franklin Boulevard by assessing current conditions and devising some rough ideas for a landscaped boulevard road. Staff is proposing to use the work already conducted in the Specific Area Plan and develop more detailed preliminary designs for Franklin Boulevard and the McVay intersection in order to seek funding from local, state and federal sources for the improvements. In addition, the city was successful in obtaining a \$550,000 TE grant in 2003 from the Oregon Department of Transportation (ODOT) to construct bike lanes, landscaped setbacks and sidewalks for the segment of Franklin from the Willamette bridgehead to Brooklyn Avenue. The intergovernmental agreement (IGA) to access the TE funds is included in the agenda packet for review. The TE project would be coordinated with a preliminary design for the McVay intersection. A Citizen Advisory Committee (CAC) would be formed for this project.

Councilor Woodrow asked if the concept for the Glenwood redevelopment presented by city planner Susanna Julber included enhancements of Franklin Boulevard from the bridge. He asked if this proposal would be different.

Mr. Arnis said his proposal is more extensive and includes cost estimates and a phasing in of this project. This proposal has more details.

Councilor Fitch asked if that roadway would be considered in the city limits.

Mr. Arnis said parts of the road are in the city limits and some are not at this time. The jurisdiction is ODOT because it is a state highway. He has talked with ODOT.

Councilor Fitch discussed the transients under the bridge. She asked if we would have jurisdiction to police that area if we were the agency to pay for and implement these improvements.

Ms. Pappas said city staff, including staff from Police, Development Services and the City Manager's Office along with ODOT and the County Sheriff have met several times to discuss this issue. It is very complex because of the different types of properties involved, such as private property and public property.

Police Chief Jerry Smith said because it is outside the city, the city cannot exercise enforcement of the municipal ordinances regarding drinking in public.

Councilor Fitch asked if it would become our jurisdiction if the city is expending the money for the improvements to that site.

Chief Smith said it has to be within the corporate city limits to be enforceable by city police.

Mr. Arnis said the sidewalk we put in may be city property if we assumed maintenance for them.

Chief Smith said the city had an agreement with ODOT that the city could enforce trespass on ODOT's property, but that agreement was pulled due to a case decision.

Councilor Fitch asked if we charged ODOT for clean-up the city must do because of the trash left behind by the transients.

Ms. Pappas said most of the clean-up sweeps have occurred on private property. The city works with the private property owners. The city has also asked the private property owners to allow the city to arrest for trespass on their property.

Mayor Leiken discussed the cleanup by private citizens such as John Brown, from Duncan and Brown. Mr. Brown brings forth volunteers to clean up that area and the river. With the agreement being pulled by ODOT, the city is caught in the middle again. Complaints come to city officials and councilors, but there is little the city can do.

Councilor Fitch said she wants to improve Glenwood, but she does not want to improve it to give transients a better location.

Mr. Arnis said the city has until 2006 to do this project. He will ask ODOT about the right-of-way question and jurisdiction issue.

Councilor Fitch said we need an agreement with ODOT that allows the city to clean up that area.

Councilor Ballew asked when they need a formal action on this item.

Mr. Arnis said it would be brought to council under Consent Calendar at the September 20 meeting.

3. Discussion of Buildable Lands Inventories.

Planning Manager Greg Mott presented the staff report on this item. State law requires each city's comprehensive plan to include "buildable lands" that are suitable, available and necessary for residential uses accommodating estimated housing needs for a 20 year period. Comprehensive plans must also provide for at least an adequate supply of sites for industrial and commercial uses consistent with plan policies addressing such matters. These three activities, along with schools, parks and open space, comprise the majority of all land uses designated in comprehensive plans.

Although this work session discussion could, but is not intended to result in any direct action or instruction by the council, it does allow an opportunity for the council to consider a broader policy

issue regarding the various inventories we are mandated to provide. It is no secret that at least two organizations that represent specific land use interests in this community believe that the residential and industrial lands inventories are wanting, if not worse. This broader question for the council then is: Notwithstanding the city's current compliance, or efforts at compliance, with state law, do the quality, quantity and location of sites in the various inventories enable the City of Springfield to successfully and efficiently pursue its vision for this community?

Attachments 1-3 in the agenda packet refer to the legal standards and requirements of buildable lands inventories. Attachment 5 in the agenda packet gives an overview of the city's various inventories and how current projects and associated activities may influence these inventories.

Mr. Mott said council would be considering a request on Monday, September 20 from Lane Metro Partnership to help fund a metro-wide industrial lands survey to evaluate suitability and availability of industrial development sites in the metropolitan area.

Mr. Mott said past councils have put a priority on homeownership on residential properties, whereas the City of Eugene has chosen affordable housing, not necessarily homeownership. In terms of economic development regarding commercial and industrial lands, council has expressed a broad spectrum of need. Last time council discussed this issue was when they changed Article 21. Council reviewed and approved a commercial lands study and the findings of that study, but did not make a decision on what they would like to occur on that acreage. He discussed some of the options for what could occur on those properties. There has been a great deal of change in how industry operates over the past years. There is a multitude of directions the council could go. He discussed other cities and what they have done.

Mayor Leiken said he feels this community has adapted and improvised in looking at what opportunities are out there. The state Oregon Economic and Community Development Department (OECDD) looks at recruiting businesses around the state, facilitated by the Lane Metro Partnership. Because business is changing so rapidly, we need to focus on keeping an open mind and adapting to the opportunities that come our way. This goes along with council and staff philosophy. They need to look at what businesses are market driven. He discussed the former Sony site and the relocation of OML to that location. Springfield needs to be in the position to adapt to what is presented and be open for business.

Mr. Mott said we have all endured tough economic times over the years, especially during the late 1970's and early 1980's. It is practical from a private standpoint to build something that is adaptable, and that kind of flexibility is in the best interest of the community. The city is obligated by state law to provide for anticipated growth and development. The state has set up a 20 year cycle which is useful in one sense and meaningless in another. He gave examples. There is a good base and foundation and it makes logical sense, but anomalies do occur and there are shifts in what is occurring economically. He discussed the periodic review process. The city is in compliance with the law as far as the state is concerned. The state did not feel Springfield had an issue with industrial land, but that is not to say that is an accurate assessment. There will be a request on Monday, September 20 regarding inventory of industrial and commercial lands.

Councilor Fitch said the state has required the twenty year inventory on residential land. She asked if the twenty year period was used for the projection for the industrial and commercial lands.

Mr. Mott said the twenty years was not originally part of the law, but has been imposed by rule. Infrastructure design is supposed to accommodate development of the land in the urban growth boundary. It is all part of the plan. The inventories are for a cyclical time period, not necessarily related to how long it takes to put in the infrastructure.

Councilor Fitch asked about how long it might take if Springfield wanted to increase the urban growth boundary (UGB). She asked if Springfield would have any buildable land left within the current UGB after the process of increasing our UGB.

Mr. Mott said Springfield has direction, which the state has acknowledged, to provide for an additional 250 acres of commercial land. There is no commitment on the part of the City Council or the state about how that would occur. One option is to expand the UGB and that has its own process. This is a justification for increasing that boundary. If Springfield does not increase the UGB, it would need to re-designate other properties which would affect that inventory. It is difficult not to have a ripple affect on anything you do. Once the determination is made, the process would take about the same amount of time to hold the public hearings for these changes. There is a considerable amount of work to determine those sites. Scheduling a joint meeting with the Lane County Board of Commissioners could be done in a timely manner.

Councilor Fitch asked what affect Region 2050 had on this inventory process.

Mr. Mott discussed Region 2050. The only things that would prevent Region 2050 from occurring would be a very poor economy or if the state law changed and cities no longer had to accommodate growth. Otherwise Eugene and Springfield have to expand into those areas.

Councilor Fitch said Springfield wants to be open for business and has looked at the Region 2050 and Rivers to Ridges in looking to keep some of Springfield's more challenging buildable area in a green arena. Springfield would have to go into areas identified by Region 2050 for expansion.

Mr. Mott said we no longer have urban reserves to look at first, so we could look at everything. The first step in the law is to look internally, and if there is nothing internal, you can look externally at urban reserves. If there are no urban reserves, we could look at everything. The last type of land to look at for growth is farm land. Other than hillsides, farm land is about all Springfield has to expand into for growth.

Councilor Ralston asked if the 250 acre shortage was a current estimate and included campus industrial.

Mr. Mott said it was strictly commercial and retail.

Councilor Ralston asked if we had a surplus of residential or industrial land.

Mr. Mott said the residential lands analysis that council adopted in 1999 determined that we could accommodate both the high and the low population projections based on distribution of housing by type, density and cost for the twenty year period. If council were to require minimum density, it could regulate the number of houses per acre. He explained how density affects the number of homes built per acre.

Councilor Ralston asked if they were looking at creating an inventory for all buildable lands.

Mr. Mott said the city has a residential inventory based on the 1995 database and approved by the state in 1999. The commercial inventory was also based on the 1995 database and approved by the state in 2000. The state said these satisfied the law with respect to the twenty year plan. The state said Springfield did not have enough commercial land and needed an additional 250 acres.

Councilor Ralston said it is possible to rezone to accommodate.

Ms. Pappas said that is a possibility or they could also rely more on redevelopment.

Councilor Ralston asked if there were identified areas if the city did need to look at increasing the UGB to accommodate the 250 acres.

Mr. Mott said the question would be where to place the commercial sites. When looking at one property type at a time, it's important to look at where it would be best suited. All components must be considered; such as residential, schools/parks and employment. They all fit together. The commercial lands were going to focus on redesignation first rather than rezoning.

Councilor Ralston said redesignation is a logical place to start.

Mayor Leiken read the definition of buildable lands and asked who interpreted the term buildable lands in the City of Springfield.

Mr. Mott said buildable lands would be the final tally with respect to accommodating all of the different activities for a certain land type. He said they need to accommodate each type of housing activity within the residential designation. A community's employment and population projections make up the basis for those calculations. A community can change that trend, but needs to justify that would happen and is consistent with provisions of the goal. Mr. Mott explained how land would be identified as buildable.

Mayor Leiken discussed other issues with buildable lands, such as slopes and streams. The interpretations from Oregon Fish and Wildlife regarding fish-bearing streams seem to get broader and broader. He asked how the city could get some interpretation in years to come.

Mr. Mott said there are policies in place to allow people to build on sloped property.

Mayor Leiken asked if the state had jurisdiction over what the cities can interpret as land available. The challenge is the information received from state agencies which limits development and building. He discussed one such circumstance in Roseburg.

Ms. Kieran reminded council they had enacted some clean water changes in Springfield's code that were responsive to state and federal regulations regarding salmon bearing waterways. When those changes were drafted and presented to council, the state weighed in on which ditches were to be included. Those areas might be identified as constrained on the inventory depending on how much information we have at any given time.

Mayor Leiken said the state has left the door open on what constitutes a waterway. Council may have to come back to this in three to five years to deal with changes.

Mr. Mott said he would find the answer to that question. All activities that influence residential inventory, including development, annexation, rezoning, plan designation and new legislative enactments, are part of the annual monitoring report. The city is required to do an analysis on the work they are doing regarding the wetlands and riparian corridors and how that affects residential land inventory. The city can act outside the periodic review process as often as they choose.

Councilor Lundberg said our own actions are limited. She asked if the state gives the city guidance as to options such as using internal redevelopment sites if our inventory is short. Sooner or later the city will grow and will need to increase the UGB. She asked if part of increasing the inventory included increasing the UGB. Council needs to prioritize their options.

Mr. Mott said the law is clear. Cities can use measures within the UGB or extend the UGB. The state does not direct. There are experts who can assist cities to know what they need. He would look at the UGB and consider growing.

Mr. Grile reinforced that the state does not direct. The council can present the rationale based on their findings and analysis that what they choose to do meets Oregon law. It is important for the city to be in compliance with the law, but with a different set of assumptions could have a more aggressive or less aggressive growth package that would also be in compliance with the law. Staff's job is to help council frame those specific options.

Mr. Mott said staff welcomes any facts to help them do a better job, whether it is statistical information or probabilities. The information enables staff to present council with better information. Council is not prepared to give the information to determine whether or not council needs to do anything at this time.

Councilor Fitch said staff is asking for direction. It is a balancing act between developers and property owners. Council needs to determine their priorities and what land they want to keep in reserve and what is enough. There needs to be a balance between residential and commercial. Commercial lands support the tax base, not residential. She discussed other communities and the balance they have with the different types of properties. If our commercial lands lag behind, our tax income also lags.

Mr. Mott said he does not need any direction from council tonight. This is information only. If council has other questions about inventory issues before they do make any decisions, staff can bring those back to council.

Ms. Pappas said the decision staff would be asking council to make next week would not be a leading decision regarding expanding the UGB. Staff may make a decision to update the inventories which would lead to no action.

Councilor Woodrow said at some point Springfield will have to expand the UGB. If we are short 250 acres of industrial land, it would be better if that industrial land was closer in the city where we cannot expand the UGB. If Springfield did extend the UGB to include 250 acres of residential lands, some residential land could be redesignated to commercial property to offset the difference.

Councilor Ballew said when staff assesses the need for industrial land, historical data will not be accurate. Industry has changed drastic ally and continues to change.

Mr. Mott said the assessment of the survey would be done by someone other than Springfield staff.

Mayor Leiken noted companies that have expanded in our community. The Governor has seen what Springfield is doing in a positive way by presenting opportunities when they come to the Willamette Valley. He said there will be an ongoing fight with the West Eugene Parkway (WEP). There will be more of an emphasis with Phase II of the Jasper Road Extension, opening up Jasper Natron and other extensions we are working on in Springfield. There may be a possibility the state could help with infrastructure costs. We need to think about some of the possibilities that are out there in the future. We need to look out twenty years. He asked how much time it would take to increase the UGB.

Ms. Pappas said it could be eight or nine months, but that does not include the work by staff up to that point.

Mr. Mott said it is difficult to estimate. This would be a legislative act. Previously they hired a consultant who looked at about fifty-four different sites to justify expansion of that particular site and it took about four months. A legislative act where you are trying to accommodate the needs of the community, it could take longer.

Mayor Leiken said he is looking at anticipating future lands needs.

Mr. Mott discussed the public hearing process.

Mayor Leiken asked who has jurisdiction of the Lane Community College (LCC) Basin.

Mr. Mott said right now Lane County has jurisdiction. The way it is crafted, Eugene is the home city for any issues west of I-5, and Springfield for issues east of I-5. That means, without amending the plan, Eugene or Creswell is the city with jurisdiction of the LCC Basin.

ADJOURNMENT

The meeting was adjourned at 7:30 pm.

Minutes Recorder – Amy Sowa

Sidney W. Leiken
Mayor

Attest:

Amy Sowa
City Recorder